

20180201000033570
02/01/2018 08:09:55 AM
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

Send Tax Notice to:
HOUSSO, LLC
12830 Hillcrest, Suite 111
Dallas, TX 75230

STATE OF ALABAMA

)

GENERAL WARRANTY DEED

SHELBY COUNTY

)

That in consideration of EIGHTY-TWO THOUSAND THREE HUNDRED FIFTEEN AND NO/100 DOLLARS (\$82,315.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **KATRINA LARUE**, a married person, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **HOUSSO, LLC**, a Texas limited liability company, (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, in Block 1, according to the Survey of Green Valley, as recorded in Map Book 5, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to any and all existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

The purchase of the herein described real property is being financed in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

Herein described real property is not the homestead of the Grantor.

nor her spouse.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and

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privileges incident or appurtenant thereto, unto HOUSSO, LLC, its successors and assigns

forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee.

This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

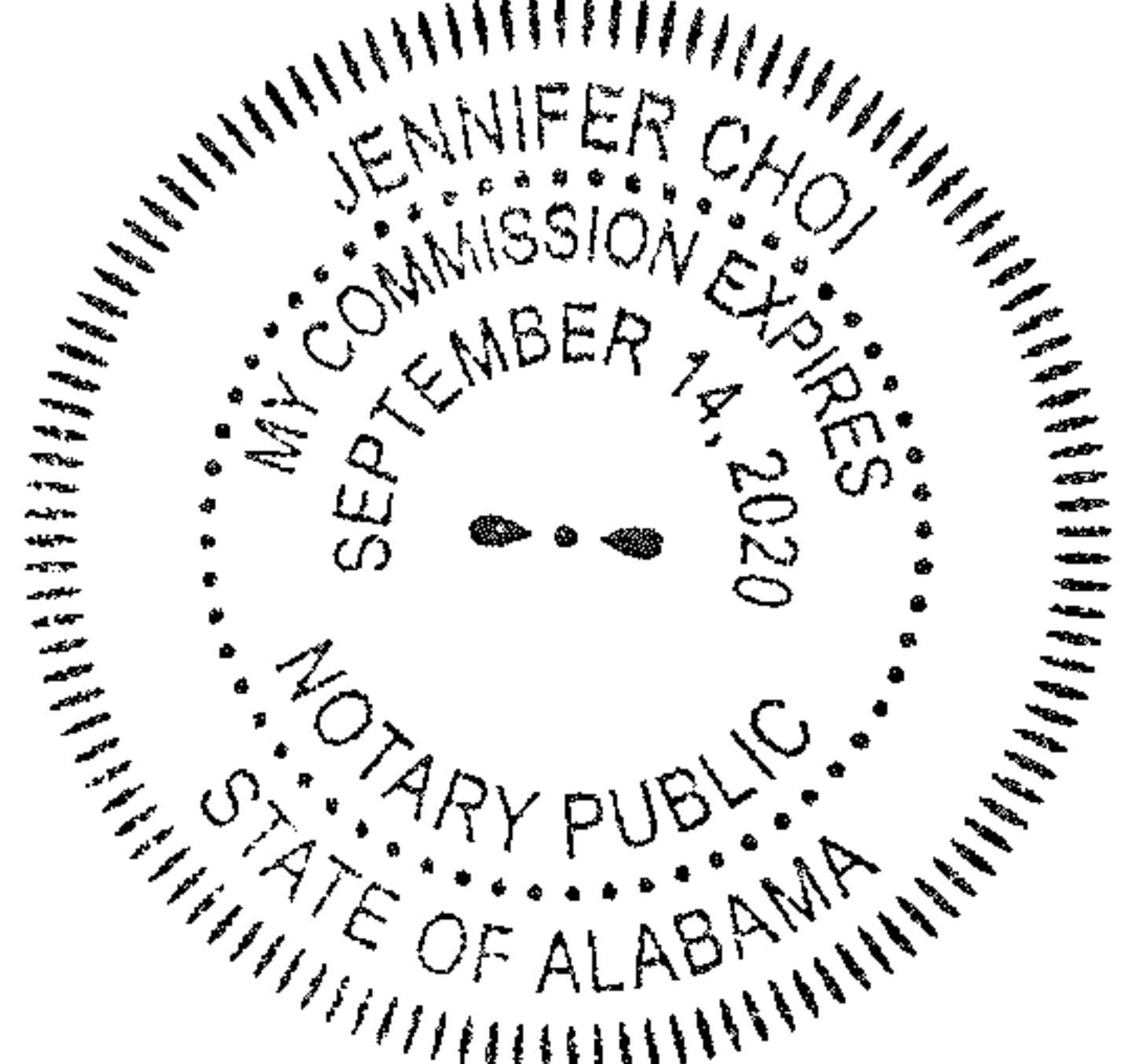
IN WITNESS WHEREOF, KATRINA LARUE has caused this conveyance to be
executed and her seal affixed this the 1 day of December, 2017.

Katrina Larue

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **KATRINA LARUE** signed the foregoing general warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1 day of December, 1907



1, this the 1 day of December, 2017

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name KATRINA LARUE
Mailing Address 1037 Merion Drive
Calera, AL 35040

Grantee's Name HOUSSO, LLC
Mailing Address 12830 Hillcrest, Suite 111
Dallas, TX 75230

Property Address 310 Dale Drive
Alabaster, AL 35007

Date of Sale 12/7/2017
Total Purchase Price \$ 82,315.00
or
Actual Value \$
Assessor's Market Value \$

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or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

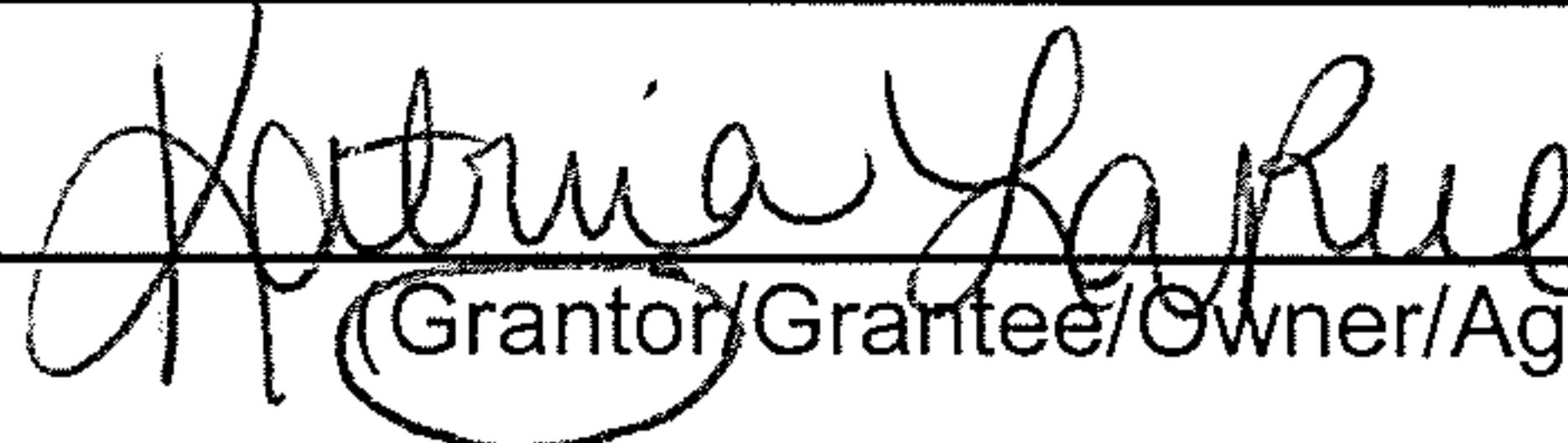
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/7/2017

Print Katrina LaRue

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2018 08:09:55 AM
\$22.00 CHERRY
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